171.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,900 / 912,900
					USE VALUE:	912,900 / 912,900
					ASSESSED:	912,900 / 912,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORDER OF SAINT ANNE
Owner 2:	M/T GERMAINE SCHOOL
Owner 3:	
Street 1:	25 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,121 Sq. Ft. of land mainly classified as Other with a Old Style Building built about 1930, having primarily Clapboard Exterior and 5367 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	6121.000	490,400		422,500	912,900
Total Card	0.141	490,400		422,500	912,900
Total Parcel	0.141	490,400		422,500	912,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 170.10 | /Parcel: 170.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113166
GIS Ref
GIS Ref
Insp Date 05/05/00

PREVIOUS ASSESSMENT

Parcel ID 171.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	962	FV	490,400	0	6,121.	422,500	912,900	912,900	Year End Roll	12/18/2019
2019	962	FV	379,300	0	6,121.	416,500	795,800	795,800	Year End Roll	1/3/2019
2018	962	FV	379,300	0	6,121.	319,900	699,200	699,200	Year End Roll	12/20/2017
2017	962	FV	379,300	0	6,121.	301,800	681,100	681,100	Year End Roll	1/3/2017
2016	906	FV	379,300	0	6,121.	277,700	657,000	657,000	Year End	1/4/2016
2015	906	FV	356,900	0	6,121.	259,600	616,500	616,500	Year End Roll	12/11/2014
2014	906	FV	356,900	0	6,121.	239,000	595,900	595,900	Year End Roll	12/16/2013
2013	906	FV	356,900	0	6,121.	239,000	595,900	595,900		12/13/2012

!13227!

PRINT

Date	Time
12/11/20	03:12:40

LAST REV

Date	Time
06/01/17	11:07:25
mmcmakin	
13227	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	NONE-01		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	113166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2015	570	Re-Roof	11,900					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
5/5/2000	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		6121		Sq. Ft.	Site		0	70.	0.99	6									422,540						422,500	

Total AC/HA: 0.14052 | Total SF/SM: 6121 | Parcel LUC: 962 | Other | Prime NB Desc: ARLINGTON | Total: 422,540 | Spl Credit | Total: 422,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88374889
Const Adj.:	0.99000001
Adj $ / SQ:	113.738
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710730
Depreciation:	220326
Depreciated Total:	490403

COMMENTS

1930.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	8	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	8	
Totals			
1	15	8	

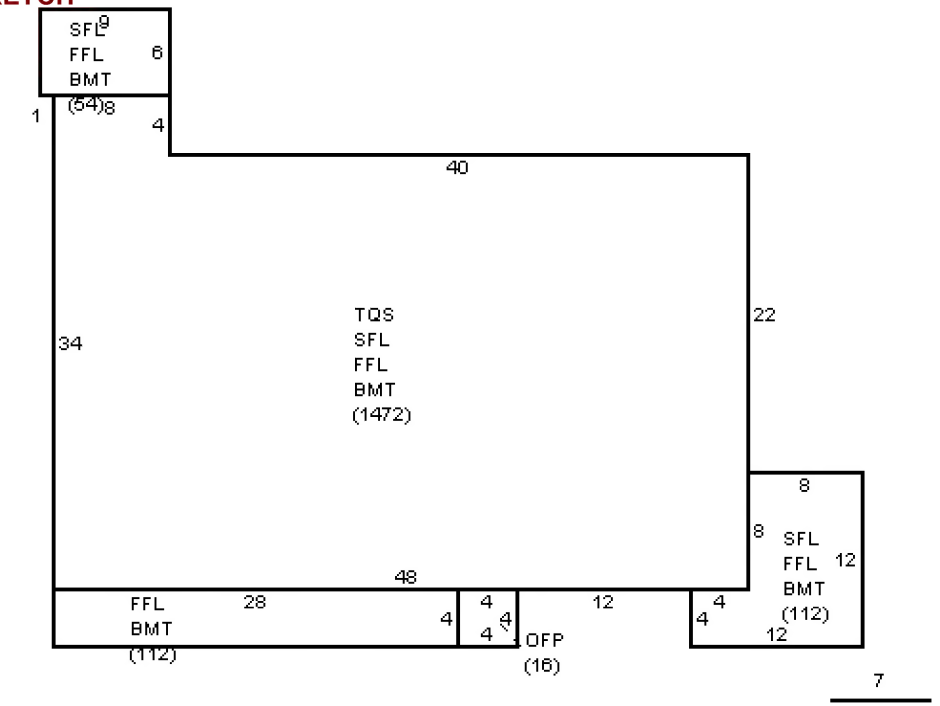
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	113.74
Special Features:	0	Val/Su Net:	78.36
Final Total:	490400	Val/Su SzAd	109.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,750	45.210	79,119
FFL	First Floor	1,750	113.740	199,042
SFL	Second Floor	1,638	113.740	186,304
TQS	3/4 Story	1,104	113.740	125,567
OFP	Open Porch	16	43.560	697

Net Sketched Area:	6,258			Total:	590,729
Size Ad	4492	Gross Are	6626	FinArea	5367

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc